

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
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Adam R. Burney
Land Use Director

Minutes
Public Hearing
January 25, 2016
274 Prospect Street (cont'd)

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:35 PM
Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, Adam R. Burney
Absent: David Prokowiec

Chair D. McQuaid opened the Public Hearing continuation with the reading of the statutory notice published in the Sentinel and Enterprise on August 10 and August 17, 2015. The Public Hearing was to hear and discuss an application for a special permit under Section 4.12. Lake Whalom Overlay District of the Protective Bylaw of the Town of Lunenburg for 22 townhouse units at 274 Prospect Street, Map 98, Parcel 10.

(At the applicant's request, the Hearing was continued from December 14, 2015 to allow time to address review comments from Graves Engineering, Inc. [GEI].)

The Applicant was represented by Wesley Flis, Whitman & Bingham Associates (WBA). Revised plans dated 1/25/16 were presented. Noted revisions since the January 8th GEI review letter are the addition of a four (4) foot wide sidewalk running the length of Kimball Street from the intersection with Pond Street to the intersection of Prospect Street, and the addition of trees within the proposed development and on Kimball Street near the Pond Street intersection. Any lots that had direct access off Pond Street will now instead access an internal driveway between Pond Street and Kimball Street. The number of units has been reduced from 22 to 18 (9 duplex buildings). Building height has been lowered from 38 to 31 feet on units closest to the Kimball Street and Pond Street side (remaining units still at 38 feet). The existing vegetation in the internal triangle at the intersection of Pond Street and Kimball Street will remain.

G. Bittner noted that the Board had requested downhill renderings at the September 28th continuation which have not yet been provided. W. Flis responded that they want the Board to see this new layout prior to the renderings. The Applicant would like the renderings to show the final option. D. McQuaid noted that the renderings will be helpful in viewing how the units are laid out and blend with the surrounding area. A. Burney noted the Applicant needs to make some paperwork revisions to the Stormwater Checklist as stormwater is discharging near a "critical area" (the beach). This was clarified for the benefit of the audience. W. Flis noted that the Conservation Commission has reviewed and issued a negative RDA (Request for Determination of Applicability).

Ten auxiliary parking spaces will be located within the development. All units are still three bedrooms.

Both the Board and the public still have concerns with the current density of 5.1 units per acre. As the Applicant is not requesting any frontage, height, or setback variances from § 5.0. Dimensional Regulations, Protective Bylaw of the Town of Lunenburg, the Planning Board has the ability, as part of the permitting process, to determine the density of units per acre and an appropriate bedroom count per unit.

PUBLIC COMMENT- Concerns were voiced by the following individuals:

Jill Normandin, 36-38 Kimball Street

Carl Luck, 50 Sunset Lane

Courtney Martineau, 30 Pond Street

Sharon Albert, 5 Pond Street

Concerns centered around the project's scale, density, desire to keep existing vegetation on Prospect Street side, and possible adding of sidewalk around project perimeter.

Questions were raised if any soil testing had been done. D. McQuaid noted that the Conservation Commission has reviewed the site and issued a negative determination. W. Flis noted there are no wetlands on the site.

There was discussion on interpretation of the Lake Whalom Overlay District Bylaw, with some individuals opining there could be no more than two bedrooms per unit. D. McQuaid noted the September 22, 2015 letter issued by the Building Commissioner/Zoning Official, which noted in part, "...the Planning Board with a granting of a Special Permit under Section 4.13. can approve any density of units with any number of bedrooms unless waivers are sought under Section 4.12.5.2." The applicant is not seeking any waivers under Section 4.12.5.2.

K. Chenis inquired if there were fewer units of a lower height, would that match the density of the surrounding neighborhood? The Applicant will come to the continuation with a comparison of the Emerald Place at Whalom Park density and the proposed development density in an attempt to work towards a better site. The Applicant reminded the Board that he is not requesting any variation from zoning.

Board members feel the development is too dense and want it to match the character of the neighborhood. They would also like to see a variation of building materials and street trees. It was mentioned that the development might look less dense with a two-car-width driveway.

E. Bakaysa, 97 Chase Rd- Is an over 55 or affordable component being considered? Yes, the proposed Purchase & Sales (P&S) agreement notes that a percentage of the units will be affordable. He was also concerned with the units becoming renter-occupied vs owner-occupied. A. Burney responded that the Board looks at the land use and does not have the legal mechanism to govern ownership. K. Chenis made Motion to get an opinion from Town Counsel to resolve this on-going issue, Second, G. Bittner, all aye.

The Board discussed items they wanted for the continuation.

Two renderings – one from the top of the site and one from the bottom.

Perspective views from the intersection of Pond Street and Kimball Street, and one from Prospect Street.

Perspective or elevation that would display lot interior.

K. Chenis would like to see what units look like from driveway view.

Where practicable, new street trees on all streets.

Sidewalk on Pond Street.

Documentation of varying materials, colors, etc.

G. Bittner made Motion to continue Hearing to February 22, 6:35 PM, Second, K. Chenis, all aye.

Recessed 8:31 PM

Documents used at hearing:

Site Plan Review Application, 274 Prospect Street

Plans Revised to 1/25/16